

STATE OF TEXAS

COUNTIES OF POTTER AND RANDALL

CITY OF AMARILLO

On the 20th day of January, 2015, The Colonies Public Improvement District (PID) Advisory Board met at 11:00 AM in Room 203, on the Second Floor of City Hall, 509 East 7th Avenue, Amarillo, Texas, with the following people present:

VOTING MEMBERS	MEMBERS PRESENT	TOTAL NO. MEETINGS HELD SINCE APPOINTMENT	TOTAL NO. MEETINGS ATTENDED SINCE APPOINTMENT
Matt Brister	Yes	1	1
Tracy Byars	Yes	21	21
Eric White	Yes	21	17
Craig Bryan	Yes	20	17
Lew Bradshaw	No	18	13

CITY OF AMARILLO STAFF:

Kathleen Collins, Comprehensive Planner
Kelley Shaw, Planning Director

OTHERS IN ATTENDANCE:

Matt Griffith
Cleve Turner
Todd Boykin
Sonja Gross
Bill Chudej

ITEM 1: Approval of Minutes from the September 4, 2014 meeting

Ms. Collins opened the meeting and asked if there were any corrections to the September 4, 2014 meeting minutes. Hearing none, Mr. White moved to approve the minutes as presented with Mr. Byars seconding the motion, and minutes were approved.

ITEM 2: Discuss proposed Colonies plat and associated common areas

Ms. Collins invited Mr. Shaw to discuss this item. Mr. Shaw mentioned this form of development is unusual in that the area previously reserved for a future public school site and associated park is no longer needed for such uses. The Amarillo Independent School District is in the process of selling the property. Mr. Shaw stated he assured Mr. Griffith some time ago that whatever happens to this site, the City would require the development of this property be in character with the surrounding neighborhood. Mr. Shaw went on to say that Mr. Anthony Saikowski has a contract for the purchase of this property. Mr. Saikowski has recently submitted a Plat request and Zoning request to the City's Planning Department for this property. Mr. Shaw mentioned he discussed several concerns regarding plat design and requested zoning of the associated property with Mr. Saikowski. These concerns included increased density, increased lot coverage, decreased right-of-way widths, street alignment, cul-de-sac design, alley alignment, and public park design. Mr. Saikowski believes this design is the only economical design available for the property. At this point, Parks and Recreation staff is undecided as to whether to accept the park site as presented or reject the proposed site.

Being that this property is located within the Colonies Public Improvement District boundary and the property will be developed by someone other than the initial developer, Mr. Shaw believed it necessary to present the proposed design and discuss common area which could

potentially become the responsibility of the PID. Mr. Shaw asked if the PID Advisory Board had any comments or concerns with the information presented.

PID Board members discussed items related to the installation of PID improvements. At this time, City staff does not believe PID funds would be paid to Mr. Saikowski for PID improvements. Mr. Saikowski has assured Mr. Shaw that such improvements would be similar to those existing in common areas today. Mr. White asked what parameters does the PID Advisory Board have to guide the decision making process of this specific development. He commented that the common areas are being proposed, however, the actual design of these areas has not been provided. Mr. Shaw stated the Advisory Board could persuade how the property develops regarding density and zoning standards. He mentioned there are fewer options for denying a plat, as State statute requires all plats meeting current City standards be approved. After further discussion, Mr. Bryan asked Mr. Shaw to facilitate a meeting between Amarillo Independent School District representatives, City Parks and Recreation staff, City Planning staff, Mr. Saikowski, Mr. Griffith, the PID Advisory Board, and the Colonies Homeowner's Association in order to discuss these concerns face to face.

ITEM 3: Public Forum: Comments from interested citizens on matters directly pertaining to Colonies program or services

No comments were made.

ITEM 4: Adjourn meeting

Meeting was adjourned at 12:15 PM.